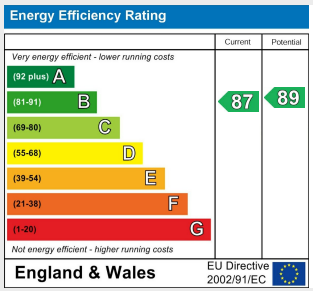
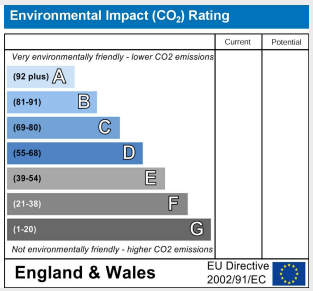
Ashford Place, Broomfield, Chelmsford, CM1 7FW

Offers in excess of £550,000

- Spacious Four Bedroom Family Home
- Impressive Open-Plan Kitchen / Dining Roo
- Generous Separate Lounge
- Principal Bedroom with En-Suite Shower Room
- Stylish Family Bathroom & Ground Floor Cloakroom
- Fully Converted Garage – Ideal Home Office / Family Room
- Private South Facing Rear Garden with Patio, Pergola & Cherry Trees
- Double-Length Carport Providing Off-Road Parking & EV Charge Point
- Pleasant Position Overlooking a Small Greensward | Solar Panels Fitted
- Easy Access To Grammar Schools, Broomfield & Chelmsford City Centre Plus Rail Links





(Price Range £550,000 - £565,000) Gary Townsend at Paul Mason Associates offers this impressive and beautifully presented four-bedroom family home with spacious and versatile accommodation and a contemporary finish throughout. The ground floor features a generous lounge, stylish open-plan kitchen/dining room and cloakroom, while the fully converted garage provides an excellent home office, gym or additional reception space.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite, together with a modern family bathroom. Outside, the property enjoys a private rear garden with patio, pergola and cherry trees, plus access to a double-length carport and driveway with EV charge point. The home also benefits from Solar Panels and a pleasant position overlooking a small greensward.

Situated within the popular Ashford Place development, this modern family home enjoys a convenient position for Chelmsford and the surrounding area. The property is well placed for a range of local amenities, schools and open spaces, making it particularly well suited to family life.

Chelmsford city centre offers an extensive selection of shops, restaurants and leisure facilities, together with a mainline railway station providing regular services into London Liverpool Street. The location also provides convenient road access to the A12, connecting with the M25 and wider road network, while Stansted Airport is readily accessible for international travel.

The property itself enjoys a pleasant setting overlooking a small greensward, giving the immediate surroundings an attractive and more open feel.

DISTANCES

Chelmer Valley High School - 0.3 miles
Broomfield Primary School - 0.8 miles
The Beaulieu Park School - 1.6 miles
KEGS & CCHS Grammar Schools: 2 miles
Broomfield Hospital - 0.2 miles
Chelmsford City Centre - 2.5 miles
Chelmsford Railway Station - 2.6 miles
Beaulieu park Station - 2 .5 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

A bright and welcoming entrance hall featuring attractive wood-effect flooring, a staircase rising to the first floor and a useful storage cupboard with plumbing for washing machine and tumble dryer and also houses the boiler unit. A large wall-mounted mirror enhances the sense of light and space, with doors providing access to the adjoining accommodation.

Cloakroom

Stylishly presented ground floor cloakroom comprising a modern WC and wall-mounted wash basin, complemented by striking botanical feature wallpaper, wood-effect flooring and a window providing natural light.

Lounge

4.96m x 4.36m (16'3" x 14'3")
A spacious and beautifully presented lounge featuring wood-effect flooring and a large front-facing window with fitted plantation shutters. The generous proportions provide ample space for multiple sofas, with recessed ceiling lighting completing this bright and comfortable family living space.

Kitchen / Dining Room

5.72m x 3.54m (18'9" x 11'7")
A superb open-plan kitchen/dining room providing an excellent space for both everyday family life and entertaining. The contemporary kitchen features an extensive range of sleek handleless units with generous work surfaces, integrated appliances and recessed lighting, while the spacious dining area comfortably accommodates a large table and enjoys direct access to the rear garden via glazed doors.

FIRST FLOOR

Landing

A bright and spacious first-floor landing with a large window providing excellent natural light. Finished in soft neutral tones with fitted carpeting, the landing provides access to the bedrooms and family bathroom, together with a useful loft access hatch.

Bedroom One

4.22m x 3.43m (13'10" x 11'3")
A generous and beautifully presented principal bedroom featuring a range of fitted mirrored wardrobes providing excellent storage. The room benefits from plenty of natural light, ample space for additional bedroom furniture and the convenience of a private en-suite shower room.

En-Suite

A well-appointed en-suite shower room comprising a glazed shower enclosure, pedestal wash basin and WC. Finished with contemporary tiling, a large wall-mounted mirror and useful storage, with a window providing natural light and ventilation.

Bedroom Two

3.49m x 3.31m (11'5" x 10'10")
A spacious and attractively presented double bedroom featuring a stylish feature wall and a range of fitted wardrobes providing excellent storage. The room enjoys plenty of natural light and offers ample space for additional bedroom furniture.

Bedroom Three

4.79m x 2.00m (15'8" x 6'6")
A generous and versatile third bedroom, currently arranged to provide both sleeping and home office space. Two windows provide plenty of natural light and enjoy a pleasant outlook over the small greensward to the front.

Bedroom Four

2.90m x 2.37m (9'6" x 7'9")
A well-proportioned fourth bedroom, currently arranged as a nursery, with a window providing good natural light. The room offers ample space for bedroom furniture and would work equally well as a child's bedroom, guest room or home office.

Family Bathroom

A stylish and well-appointed family bathroom comprising a panelled bath with glazed shower screen and shower over, WC and contemporary wash basin. Finished with modern neutral tiling, a large wall mirror and heated towel rail, with a window providing natural light and ventilation.

EXTERIOR

Home Office

4.13m x 3.08m (13'6" x 10'1")
A superb fully converted garage, currently utilised as a spacious home office and providing an ideal environment for home working. Beautifully finished with herringbone-style flooring and recessed lighting, the room benefits from glazed doors opening directly onto the rear garden and offers excellent flexibility for use as an office, gym, studio or additional reception room.

Driveway & Parking

A useful double-length carport positioned to the side of the property provides covered parking for two vehicles in tandem with convenient gated access through to the rear garden. EV charge point also fitted.

Rear Graden

The south facing rear garden offers an attractive and practical outdoor space, predominantly laid to lawn with established planted borders and cherry trees, together with generous paved patio areas providing ample room for outdoor seating and entertaining. A timber pergola creates an ideal spot for alfresco dining, while gated access leads conveniently to the carport and driveway.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code